



HOUSING AND LAND USE REGULATORY BOARD

GOVERNMENT'S REGULATORY BODY FOR HOUSING AND LAND DEVELOPMENT

2018 ANNUAL REPORT

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Message from the CEO and Commissioner

I am very pleased to present the 2018 HLURB Annual Report. This report chronicles the work that we did in 2018. With the support extended by the Management and staff, we accomplished and delivered our 2018 commitments to the Department of Budget and Management with exception of the disposition/adjudication of cases where we accomplished 94% of our 2018 target.

In 2018, as an answer to the call of President Rodrigo Roa Duterte under the Ease of Doing Business and Efficient Government Service Delivery Act of 2018 which aims in addressing the tedious and unnecessary requirements in people's dealings with the government, HLURB formulated Board Resolution No. 967, series of 2018 or the Streamlining the Process for the Issuance of Certificates of Registration and License to Sell for Other Development Projects Required by Law to be Registered with the HLURB.

We are optimistic that our achievements will continue in 2019.

God bless us all.



LLOYD CHRISTOPHER A. LAO

Agency Profile

Vision

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

Mission

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

Agency Accomplishments

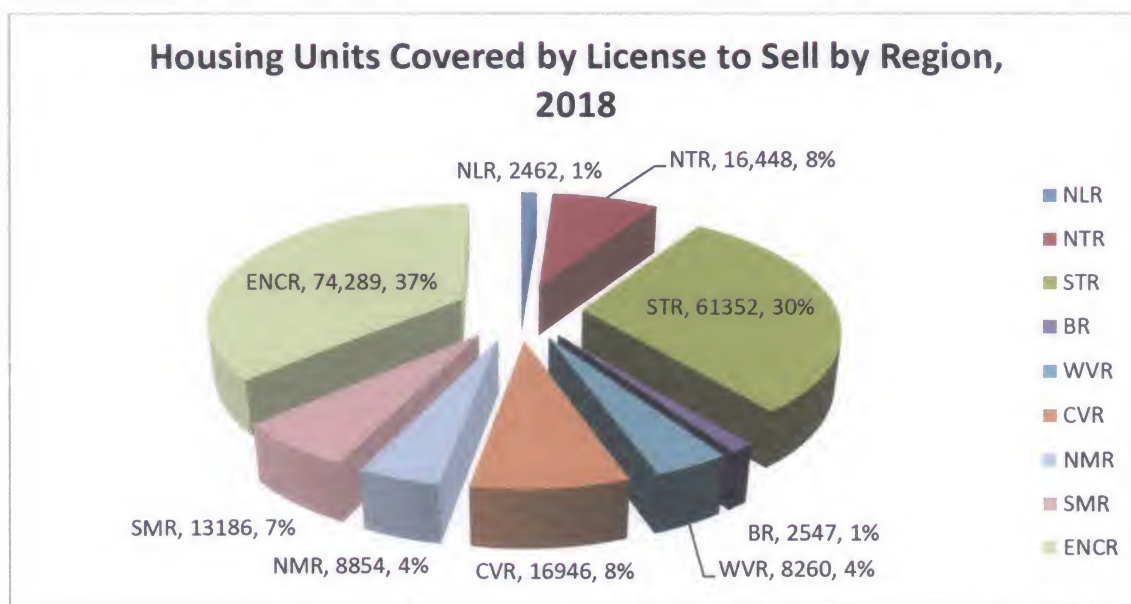
A. License to Sell

One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

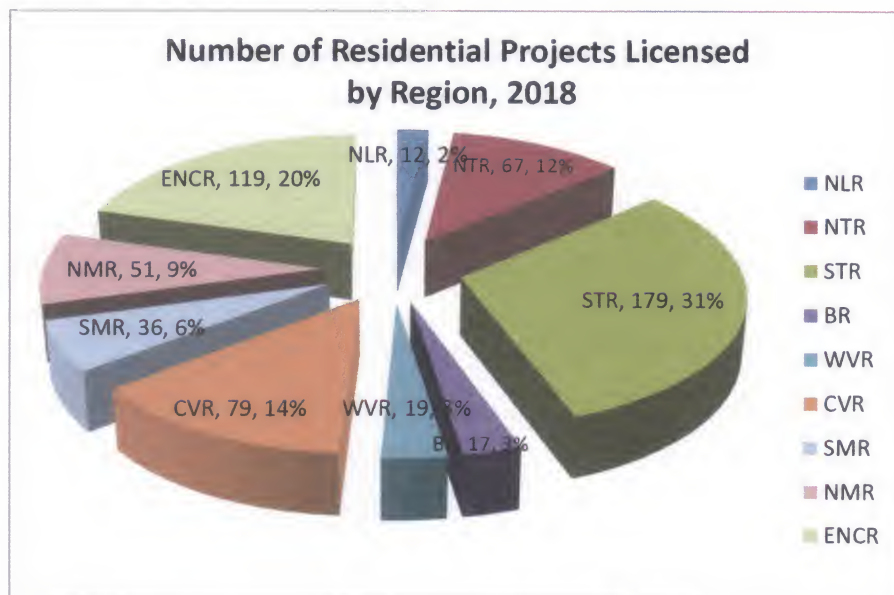
In 2018, a total of **653** licenses to sell were issued. **579** of the licenses to sell issued were for **residential projects** while **74** of the licenses to sell for **non residential projects**. These figures translate to **204,344 housing units** and **333,943 non-residential units**.

Compared to **2017**, there was a decrease of **22%** in the licensed residential projects from **742 to 579** (2017 vs. 2018) and a **25.6% decrease** in the housing units covered by license to sell from **274,545 vs. 204,344** (2017 vs. 2018) housing units.

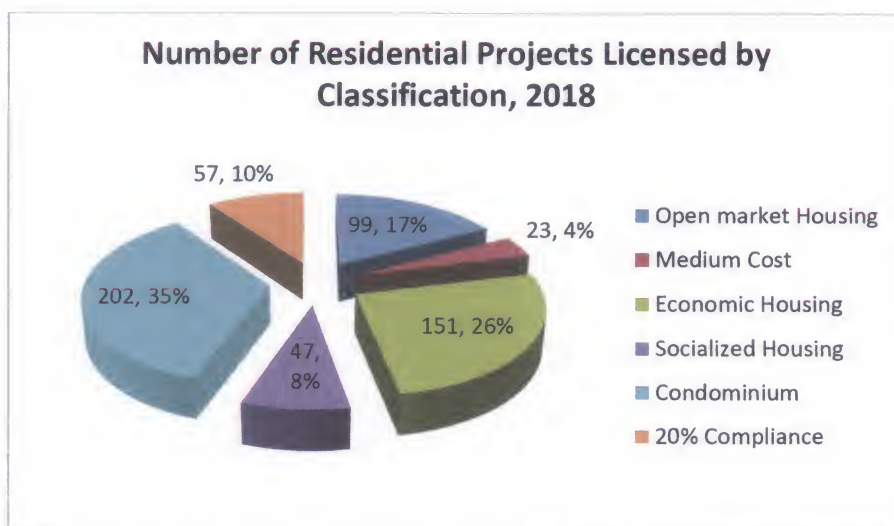
Majority of the licensed **housing units** are located in the Expanded National Capital Region (**ENCR**) with **74,289** units, followed by Southern Tagalog Region (**STR**) with **61,352** units, and then by **Central Visayas Region (CVR)** with **16,946** units.



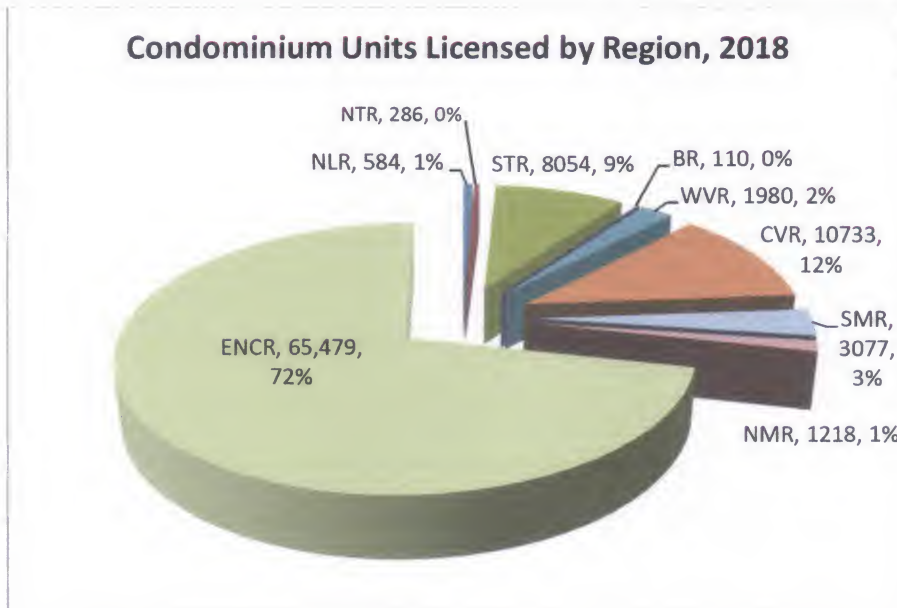
In terms of location, majority of the licenses issued for **residential projects** are located in Southern Tagalog Region (**STR**) with **31% (179/579)**, followed by Expanded National Capital Region (**ENCR**) with **20% (119/579)**, and then by Central Visayas Region with **14% (79/579)**.



In terms of classification, majority of the licensed **residential projects** were under the category of **Condominium** with **35% (202/579)**, followed by **Economic Housing** with **26% (151/579)** and then by **Open Market Housing** with **17% (99/579)**.

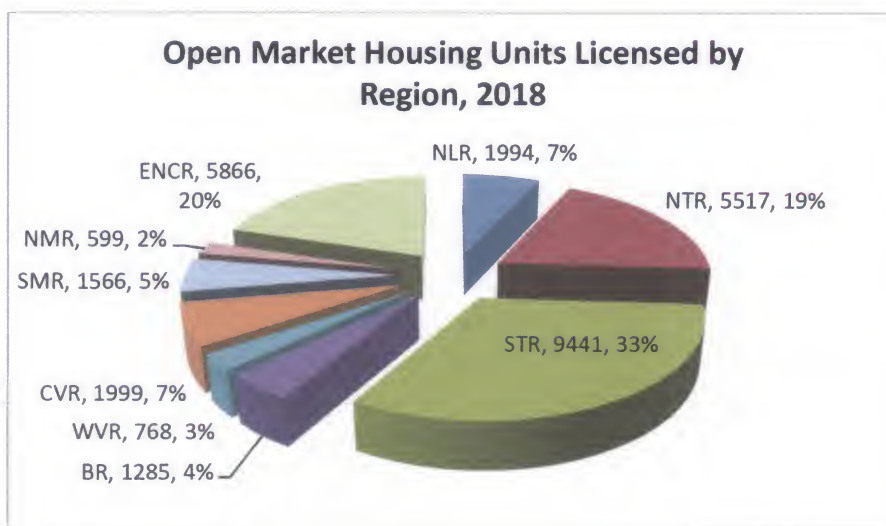


Majority of the Residential Condominium units are covered by license to sell are located in **ENCR** with **72% (65,479/91521)**, followed by Central Visayas Region (**CVR**) with **12% (10733/91521)** and followed by **STR** with **9% (8054/91521)**.



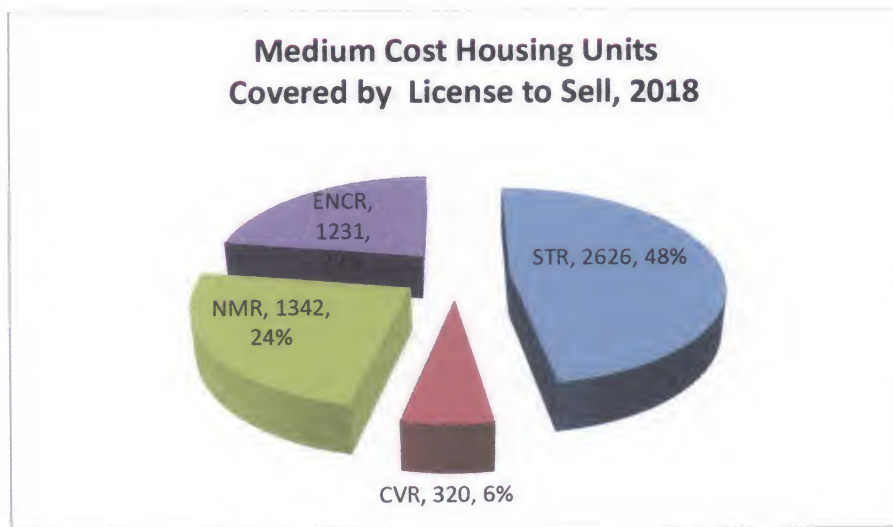
Majority of the Open Market housing units covered by License to Sell are located in **Southern Tagalog Region (STR)** with **33% (9441/24,091)**, followed by Expanded National Capital Region (**ENCR**) with **20% (5866/24,091)** and followed by Northern Tagalog Region (**NTR**) accounting for **19% (5517/24,091)**.

The minimum price of an Open Market Housing unit is above P4,000,000.



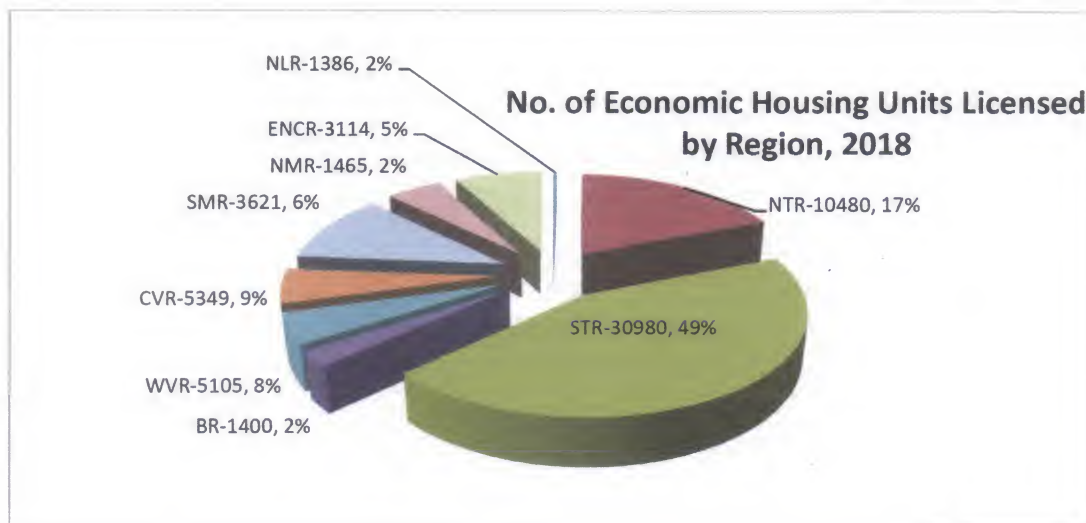
Majority of the Medium Cost housing units covered by License to Sell are located in **Southern Tagalog Region (STR)** and **Northern Mindanao Region (NMR)** with **48% (2,626/5,519)** and **24% (342/5,519)**, respectively.

The price range for a Medium Cost housing unit is above P1,700,000 to P4,000,000.



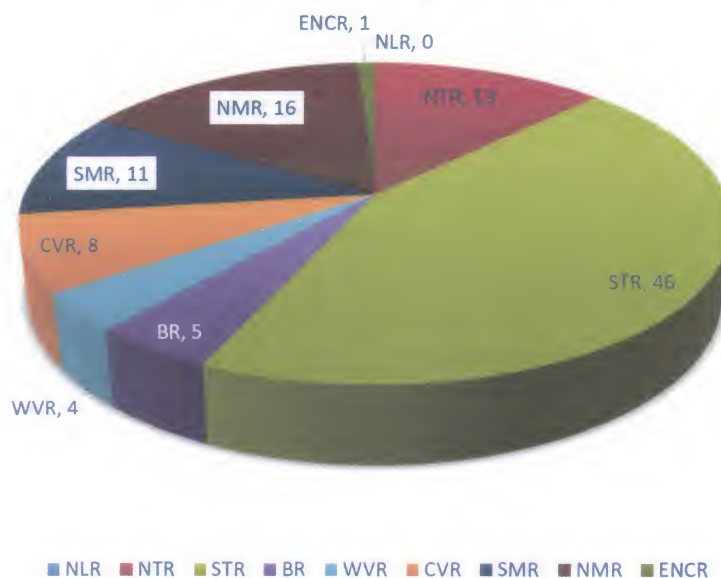
Majority of the Economic Housing Units covered by license to sell are located in **STR** with **49% (30,980/47892)** followed by **NTR** with **17% (10480/47892)**, then followed by **Central Visayas Region (CVR)** with **9% (5349/47892)**.

The price range of an economic housing unit is above P580,000 to P1,700,000.



A total of **104** socialized housing projects were licensed for **2018**. Of the total socialized housing projects licensed, **47** projects were licensed as main projects while **57** were compliance projects. Majority of the socialized housing projects licensed are located in STR with **46** projects, followed by NMR with **16** projects and NTR with **13** projects.

Number of Socialized Housing Projects Licensed, by Region, 2018



In terms of socialized housing units covered by license to sell, **STR** had the most number of housing units with **22,096** followed by **NMR** with **3,362** and with **SMR** with **3,219** housing units.

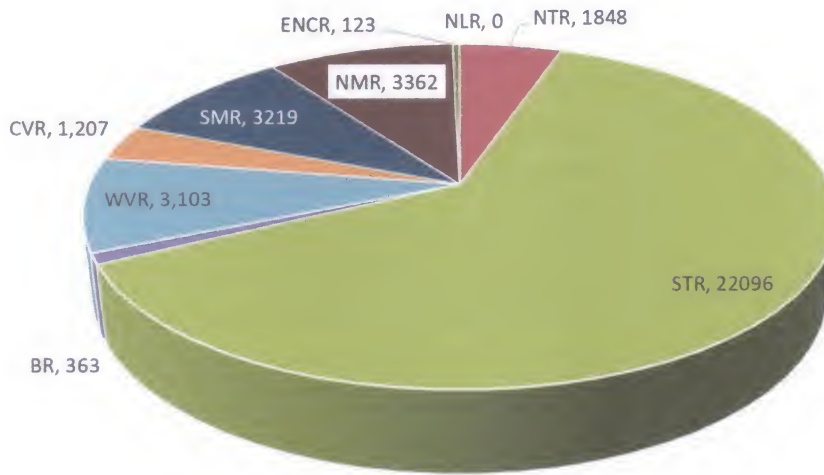
The price ceiling for units in a socialized subdivision project was set as follows:

1. P480,000.00 = 22 sq .m. with loft of at least 50% of the base structure, or 24 sq. m.
2. P530,000.00 = 24 sq. m. with loft of at least 50% of the base structure , or 28 sq. m.
3. P580,000.00 = 28 sq. m. with loft of at least 50% of the base structure, or 32 sq. m.

The price ceiling for units in a socialized condominium projects is as follows:

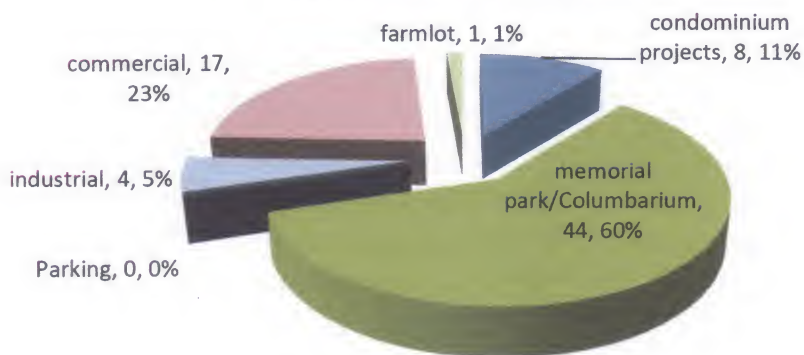
1. For the National Capital Region, San Jose del Monte City in Bulacan Province, Cainta and Antipolo City in Rizal Province; San Pedro City in Laguna; Carmona and Cities of Imus and Bacoor in Cavite Province:
 - a. P700, 000.00 = 22 sq. m.
 - b. P750,000.00 = 24 sq. m.
2. For other areas:
 - a. P600,000.00 = 22 sq. m.
 - b. P650,000.00 = 24 sq. m.

Housing Units Covered by Licensed Socialized Housing Projects, 2018

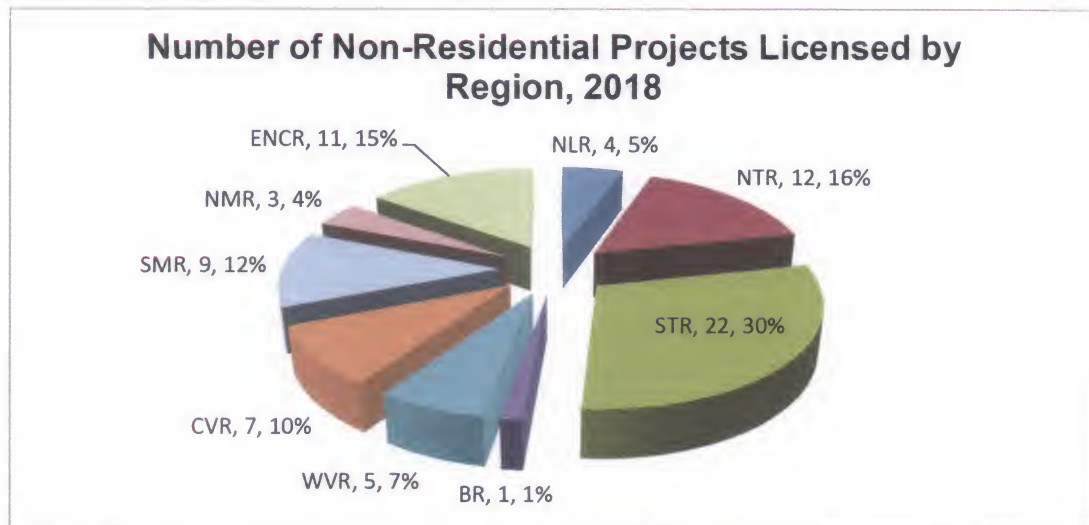


Majority of the licensed **non-residential** projects are **memorial parks/columbarium** with **60% (44/74)**, followed by **subdivisions** projects consisting of commercial **23% (17/74)**, industrial **5% (4/74)** and farmland with **1% (1/74)**, and then by **condominium projects** with **11% (8/74)**.

Number of Non-Residential Projects Licensed by Classification, 2018

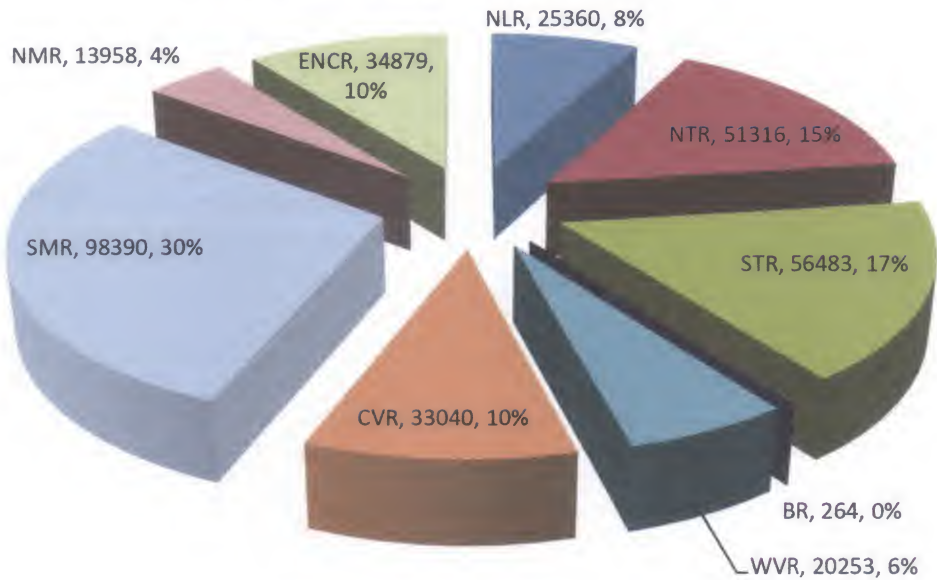


In terms of location, majority of the licensed **non-residential projects** are located in **Southern Tagalog Region (STR)** with **30% (22/74)**, followed by **Northern Tagalog Region (NTR)** with **16% (12/74)**, and **Southern Mindanao Region (SMR)** with **12% (9/74)**



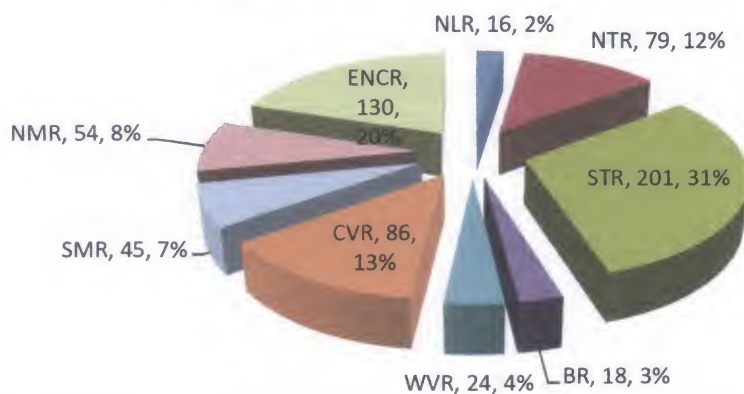
Most of the **non-residential units covered by license to sell** are located at **Southern Mindanao Region (SMR)** with **30% (98,390/ 333,943)** followed by **Southern Tagalog Region (STR)** with **17% (56,483/333,943)** and **Central Visayas Region (CVR)** with **10% (33,040/333,943)**.

Number of Non-Residential Units Covered by License to Sell by Region , 2018



Overall, majority of the projects (residential and non-residential) issued license to sell are located in Southern Tagalog Region (**STR**) with **31% (201/653)** followed by Expanded National Capital Region **ENCR** with **20% (130/653)**, and then by Central Visayas Region (**CVR**) with **13% (86/653)**.

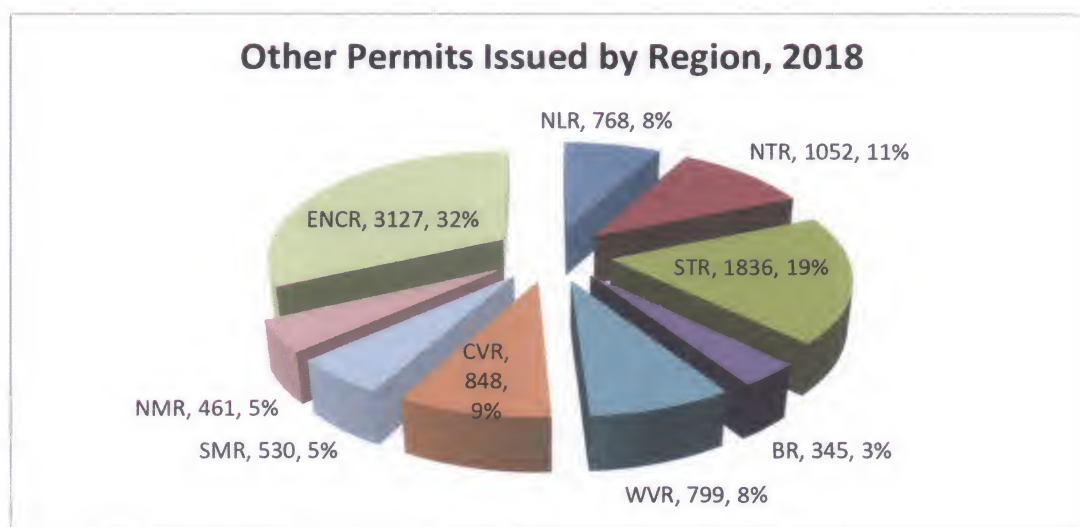
Number of Residential and Non-Residential Projects Licensed by Region, 2018



Compared to **2017**, there was an **18%** decrease in the number of licenses to sell issued in 2018 (**653 vs. 797**).

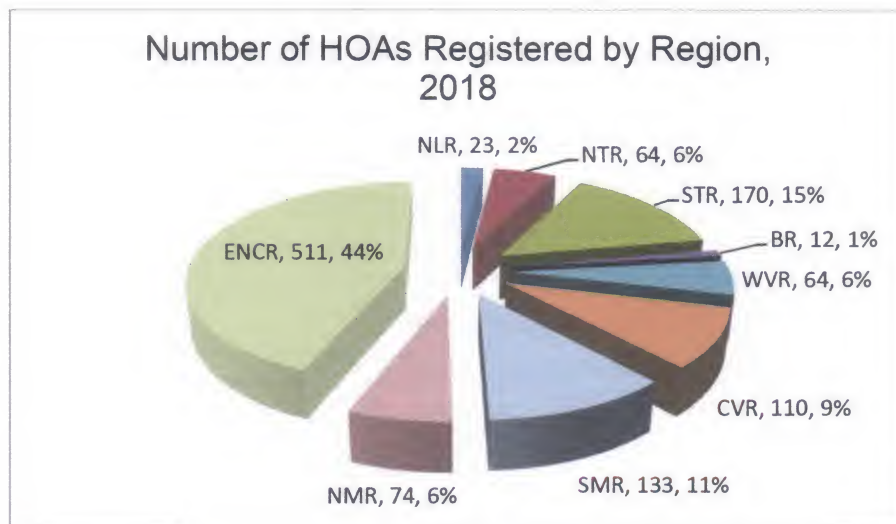
B. Other Permits/ Clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In **2018**, a total of **9,766 other permits and clearances** were issued. Majority of these permits were issued in **ENCR** with **32% (3127/9766)** followed by **STR** with **19% (1836/9766)**, and by **NTR** with **11% (1052/9766)**.



C. HOA Registration

Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In **2018**, the HLURB approved applications for registration of **1161 HOAs**. The bulk of these HOA certificates of registration was issued by Expanded National Capital Region (**ENCR**) with **44% (511/1161)**, followed by Southern Tagalog Region (**STR**) with **15% (170/1161)**, and Southern Mindanao Region (**SMR**) with **11.5% (133/1161)**.

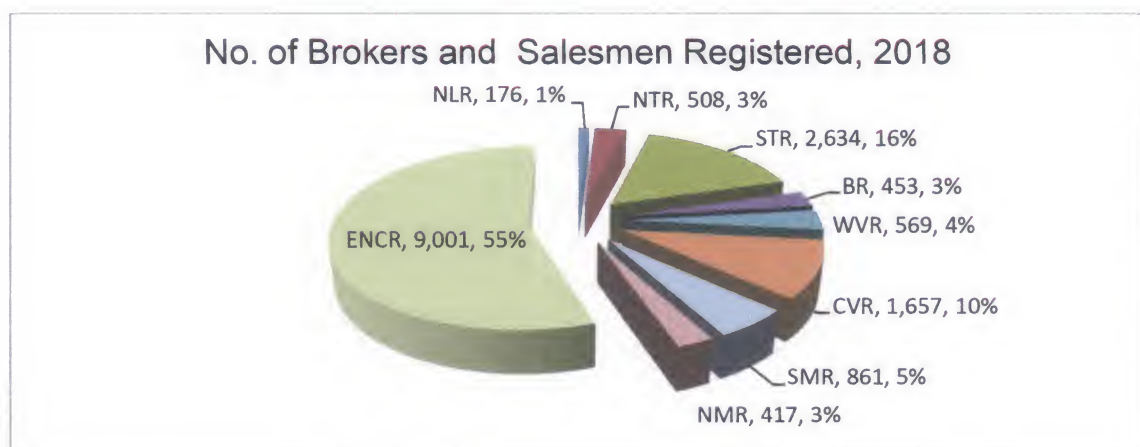


Compared to the previous year, there was a **2.4%** decrease in HOA registration in **2018 (1161 vs. 1190)**, consistent with the decrease in the number of licensed residential projects.

D. Registration of Dealers, Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate dealers, brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

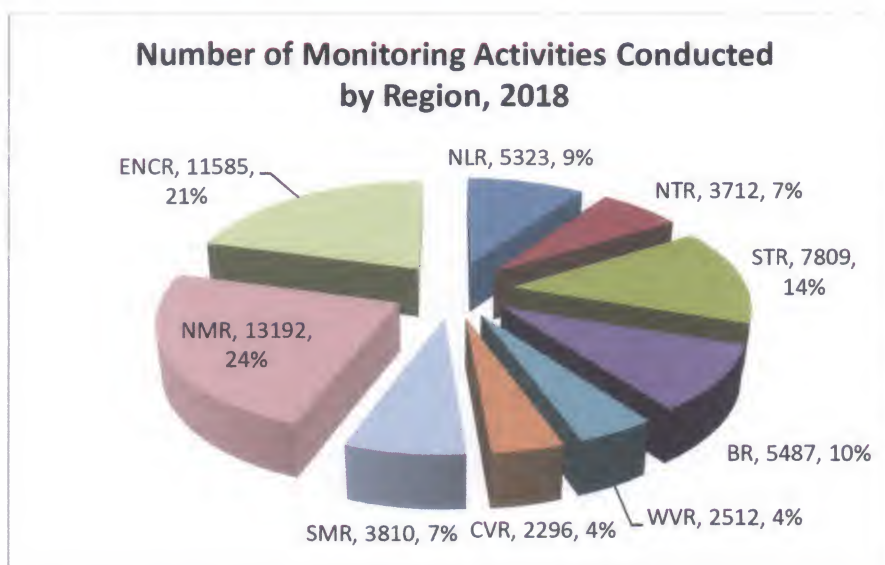
In **2018**, a total of **16,276** brokers, salesmen and dealers were registered. Majority of them were based in **ENCR** with **55% (9001/16,276)**, followed by **STR** which registered for **16% (2,634/16,276)** , and **CVR** with **10% (1,657/16,276)**.



Compared to the previous year, there was a **14.27% increase** in dealers/brokers and salesmen's license issued from **14,243** in **2017** to **16,276** in **2018**.

E. Monitoring

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **55,726 field and non-field monitoring activities including HOA monitoring in 2018**. Majority of the monitoring activities were conducted in **NMR** with **24% (13,192/55,726)**. **ENCR** came in next with **21% (11,585/55,726)**, and **STR** with **14% (7,809/55,726)**

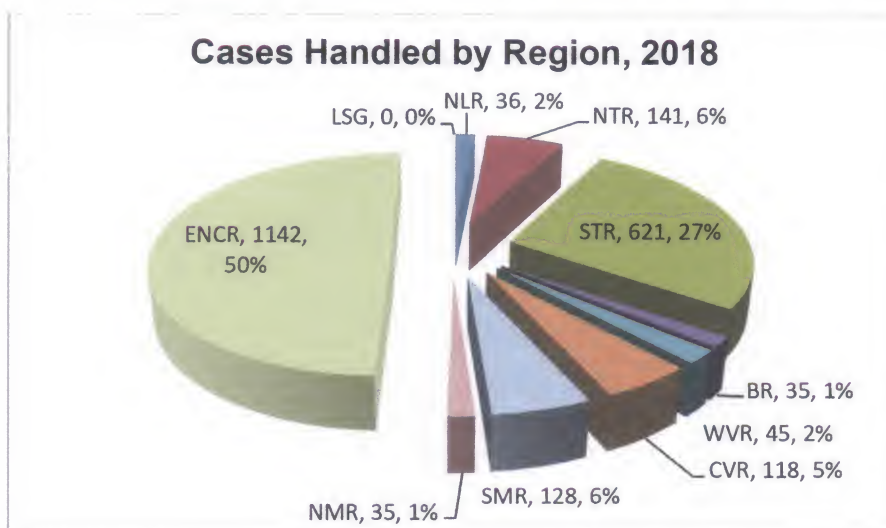


The total number of field and non-field monitoring activities in **2018, (55,726)** had increased by **2.7%** compared to the total number of monitoring activities in **2017 (54,262)**.

F. Adjudication

F.1 Regional Cases

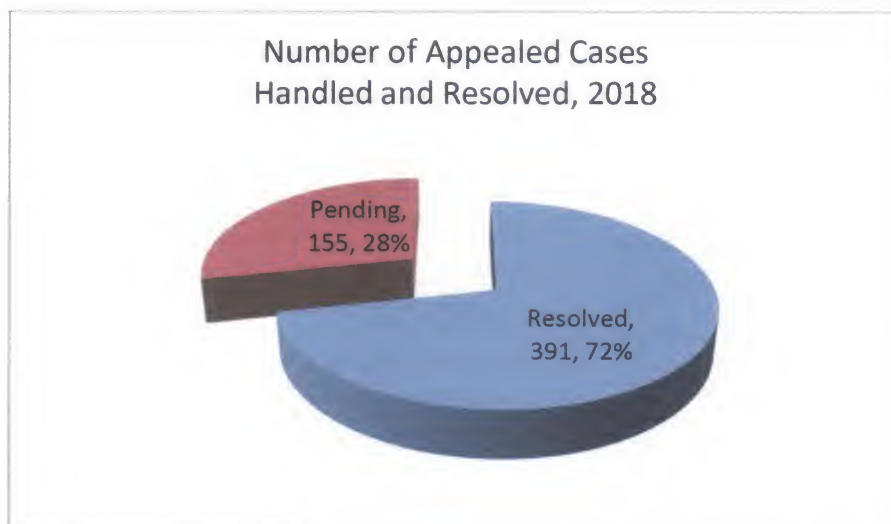
The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies. In **2018**, a total of **2,301 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **ENCR** with **50% (1142/2301)** followed by **STR** with **27% (621/2301)**, and then by **NTR** with **6% (141/2301)**. By the end of the year, **43.4%** or a total of **998 regional cases** have already been **resolved**.



Compared to the previous year, there was decrease **10%** in disposed cases from **1108** in **2017** to **998** in **2018**.

F.2 Appealed Cases

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In **2018**, **546** appeals were handled by the Board of Commissioners. At the end of the year, **72%** or **391** appealed cases have been resolved with the assistance of the Appeals Review Group (ARG).



Compared to 2017, there was a slight decrease in the appealed cases resolved in 2018 (391vs. 411).

G. Planning

Another major function of the HLURB is to render technical assistance to local government units (LGUs) in the formulation/updating of their comprehensive land use plans (CLUPs). For 2018, 534 LGUs were given technical assistance in the formulation/updating of CLUPs, 428 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). In terms of training, a total of 5,697 participants from different local government units were trained on CLUP formulation, 1,210 participants on CLUP Review and Approval process, 670 participants on Zoning Administration, 926 participants on Subdivision Plan processing, 3,372 participants for other trainings while 3,237 HOAs were benefited by the trainings/orientation.

The HLURB also reviews and approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila and the Provincial Physical Framework Plans (PPFPs). For 2018, a total of 18 CLUPs/PPFPs were reviewed by the Policy Development Group (PDG), of which 5 were approved, namely: Navotas City, Olongapo City, Iligan City, Tacloban City and Samar. Other CLUPs reviewed were the CLUP of Malabon City,

Valenzuela City, Caloocan City, San Juan City, Mandaue City, Ormoc City and Lapu Lapu City, the PFPs of Zamboanga del Norte , Zamboanga del Sur , Ilocos Norte, Bataan , Bulacan, Pampanga.

Finally, on the status of CLUPs, of the 1,634 local government units, **1485 LGUs** or **91%** already have approved CLUPs, while the remaining **149 or 9.11%** have no approved CLUP. Compared to 2017, there was a decrease of LGUs without CLUPs from 165 to 149.

H. Policy Formulation

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups and Technical Working Groups conducted several policy studies and formulated the following policies in 2018, to wit:

2018 Approved Policies

No.	Title of Policies	Remarks
1	Guidelines on the Revised Implementing Rules and Regulations to Govern Section 18 of RA 7279 as Amended by RA 10884 Otherwise Known as the Balanced Housing Development Program	MC No. 09, Series of 2018, dated May 2, 2018
2	Streamlining the Process for the Issuance of Certificates of Registration and License to Sell for Other Development Projects Required by Law to be Registered with the HLURB	Board Res. No. 967, Series of 2018, May 3, 2018
3	Adopting the New Price Ceiling for Socialized Subdivision Projects	Board Res. No. 968, S. of 2018, May 3, 2018
4	Adopting the New Price Ceiling for Socialized Condominium Projects	Board Res. No. 969, S, of 2018, May 3, 2018
5	Suspending the Implementation of Resolution No. 963, Revised Rules of Proceeding Before the Regional Arbiters and Resolution No. 960, Rules of Procedure in the Conduct of Administrative Inspections and Investigations	Board Res. No. 970, S. of 2018, May 3, 2018

6	Amending Pertinent Provisions of the Revised Implementing Rules and Regulations for Batas Pambansa 220	Board Res. No. 973, S. of 2018, August 1, 2018
7	Setting the Minimum Technical Standards for Socialized Condominium Projects	Board Res. No. 974, S. of 2018, August 1, 2018
8	Extending to Universal Banks the Servicing of Escrow Deposits of Developments complying under Section 4.4 of Board Resolution No. 965, Series of 2017, the Revised Implementing Rules and Regulations to Govern Section 3, 18 and 20 of RA 7279 as amended by RA 10884, the "Balanced Housing Development Program Amendments	EXCOM Res. No. 002, S. of 2018, July 13, 2018
9	Amending the Registration and Licensing Procedure for Subdivision, Condominium and Other Land Development Projects Required by Law to be Registered with the Housing and Land Use Regulatory Board	EXCOM Res. No. 001, S. of 2018, July 13, 2018

Other Projects:

1. Project REBUILD: Resilience Capacity Building for Cities and Municipalities to Reduce Disaster Risks from Climate Change and Natural Disasters (Culminated in November 2018)
2. Building Climate Resiliency on Urban Plans and Development (BCRUPD) – a Project in Partnership with UN-Habitat (2017-2019)
3. Technical Assistance to the HLURB Regional Offices and LGUs in Mainstreaming Climate and Disaster Risk in Comprehensive Land Use Planning using the HLURB Technical Planning Assistance Program (HTPAP) Modules
4. Land Use Zoning and Information System (LUZIS) 2018-2020
5. Comprehensive Rehabilitation and Recovery Program (BANGON MARAWI)
6. Supplemental Primer on Enhanced E-CDRA training modules to be integrated as part of the Supplemental Guideline on Mainstreaming Climate Change and Disaster Risk Adaptation

I. Administration and Finance

I.1 Manpower Resources

At the end of CY 2018, the total work force of the Board was 373 or there was a decrease by 12 from the previous year's total of 385. Of the 373 employees, 114 or 30.6 % were stationed at the Central Office and the remaining 259 or 69.4% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with twenty nine (29), followed by the Finance Division with fifteen (15). The Office of the Commissioner for Plans and Programs Group and Homeowners Associations had the least number of personnel, with two (2). Among the Regional Offices, the ENCR had the most number of personnel with fifty (50), followed by the STR with forty-two (42) employees.

In terms of workforce status, 369 employees held permanent positions and 4 held temporary with fixed-term positions. 320 employees occupied technical positions while 53 were non-technical or administrative items.

Female employees were higher in number with 214 compared to male employees at 159.

SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE

AS OF DECEMBER 31, 2018

OFFICE/REGION	STATUS						POSITION				TOTAL
	PERMANENT		TEMPORARY W/ FIXED TERM				TECHNICAL		NON-TECH.		
	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer		2	-	-	1	-	1	2	-	-	3
Board Secretariat	2	5	-	-	-	-	1	5	1	-	7
Appeals Review Group	4	9	-	-	-	-	2	8	2	1	13
Office of the Commissioner for Finance, Admin. Division and Appeals Review Group	1	2	-	-	-	1	-	2	1	1	4
Finance Division	3	12	-	-	-	-	3	11	-	1	15
Information, Communication and Technology Division	5	1	-	-	-	-	5	1	-	-	6
Office of the Commssioner for Legal Services Group and Public Assistance Center	0	0	-	-	-	-	-	-	-	-	0
Plans and Programs Group	2	6	-	-	-	-	2	5	-	1	8
Legal Services Group	7	4	-	-	-	-	7	3	-	1	11
Office of the Commissioner for Plans and Programs Group and Homeowners Assn.	-	1	-	-	1	-	1	-	-	1	2
Administrative Division	14	15	-	-	-	-	3	12	12	2	29
Policy Development Group	5	11	-	-	-	-	5	9	-	2	16
SUB-TOTAL	43	68	0	0	2	1	30	58	16	10	114
Expanded National Capital Regional Field Office	17	33	-	-	-	-	14	30	3	3	50
Northern Luzon Regional Field Office	13	18	-	-	-	-	12	17	2		31
Northern Tagalog Regional Field Office	8	12	-	-	-	-	7	10	1	2	20
Southern Tagalog Regional Field Office	20	21	1	-	-	-	15	19	6	2	42
Bicol Regional Field Office	5	11	-	-	-	-	5	9	-	2	16
Western Visayas Regional Field Office	10	10	-	-	-	-	9	10	1	0	20
Central Visayas Regional Field Office	10	14	-	-	-	-	10	14	-		24
Northern Mindanao Regional Field Office	18	14	-	-	-	-	17	13	1	1	32
Southern Mindanao Regional Field Office	10	14	-	-	-	-	9	12	1	2	24
SUB-TOTAL	111	147	1	0	0	0	98	134	15	12	259
GRAND TOTAL	154	215	1	0	2	1	128	192	31	22	373

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LOCAL TRAINING

SEMINAR/CONFERENCES ATTENDED	Date
1. 7 Habits of Highly Government Leaders, Civil Service Institute (CSI)-Civil Service Commission (CSC), Quezon City	Feb 6-18, 2018
2. Mandatory Continuing Legal Education (MCLE), Supreme Court-Baguio City	Feb 20-23, 2018
3. Coaching and Mentoring for Leaders, CSC-Cebu City,	Feb 22-23, 2018
4. Leadership Success Thru Emotional Intelligence	March 1-2, 2018
5. Forum on Procurement Service- Philippine Government Electronic Procurement (PS-PHILGEPS)	March 1, 2018
6. Strategic Planning for Region VI with Various Agencies in Preparation for FY 2019 Proposed National Budget, Tagaytay City	March 8-10, 2018
7. 2018 World Consumer Rights Day	March 15, 2018
8. National Climate Budget Tagging Orientation Workshop for FY 2019	March 20, 2018
9. Training/seminar on Workplace Learning and Development, CSI-CSC-Quezon City	March 20-22, 2018
10. Training/seminar on Workplace Learning and Development, CSI-CSC-Quezon City	March 20-22, 2018
11. Conference on the Integration of Heritage Conservation and Preservation Policies into the Local Development Planning Framework as one of the resource persons - Ilocos Sur, Ifugao and Aurora	March 11-17, 2018
12. Workplace Learning & Development Program Training	March 2-22, 2018
13. Training On The Use Of The Revised Agency Procurement Compliance And Performance Indicators (APCPI) System	March 22, 2018
14. Capability Building Seminar on Environmental Planning	April 26-28, 2018 & May 4-5, 2018
15. Ethical Leadership- CSI-CSC, Quezon City	April 10-12, 2018

16. 44 th National Convention of the United Architects of the Philippines, SMX, Pasay City	April 12-14, 2018
17. LGU Training-Workshop and Pilot Testing of the Integrated Land Management Framework (ILMF) and CLUP Mainstreaming Guidelines	April 15-21, 2018
18. GHG Inventory Seminar Batangas City, 19. UN Habitat and Climate Change Commission	April 16-20, 2018
20. 68 th PSABE National Convention - Davao City	April 22-28, 2018
21. BIR-Seminar on Updates on Train Law	April 26, 2018
22. Capability Building Seminar on Environmental Planning, Ateneo de Manila University	April 26-28 & May 4-5, 2018
23. UNDP Biodiversity Corridor Project Preparatory Grant, Cagayan de Oro City	April 26-27, 2018
24. Module Development Workshop for the Integration of Climex.db to the CDRA Process	May 21-24, 2018
25. Brief Presentation on Research and Training Services of the PSRTI and Facilities, 26. Phil. Statistic and Research Training Institute	June 8, 2018
27. PICE Midyear Convention and Midyear National Technical Conference	June 13-15, 2018
28. Conference-Seminar in Celebration of Accountancy Week	July 19, 2018
29. 7 Habits Of Highly Effective Government Leaders	July 24 – 26, 2018, CSC
30. Strategic Planning	August 16 - 17, 2018
31. DENR-FMB Levelling Off Workshop on Forest Land Use Planning Process, Policies and Guidelines	August 23-24, 2018
32. Mentoring And Coaching For Leaders	August 23 - 24, 2018
33. 2018 Performance Assessment and 2020 Agency Planning	August 28-30, 2018

24. Coaches Training on Resilient Urban Design Module	September 3-6, 2018
25. NEDA-Briefing on the PIP Updating and Trip Formulation an Hands-On Session on the Pipol System	September 24, 2018
26. Training Course for Remote Sensing	October 2-26, 2018
27. Supervisory Development Course Track 2 (Module III And V)	October 08 - 12, 2018
28. AGAP Convention-Seminar “ MAGINHAWA, MATATAG AT PANATAG NA BUHAY : AMBISYON NATING TUNAY ” and COA’s recognition of HLURB as one of the OUTSTANDING ACCOUNTING OFFICES FOR FY 2017	October 17-20, 2018
29. 44 TH National Convention and Technical Conference of PICE	October 29-31, 2018
30. Training Course for GIS	November 6-29, 2018
31. 27 th Philippine Institute Of Environmental Planners (PIEP) National Convention	November 7 To 11, 2018
32. Supervisory Development Course Track 3 (Modules Vi And Vii)	November 12 – 16, 2018
33. 43 rd IIEP Annual Convention and 3D Expo 2018	November 14-17, 2018
34. 17 th Annual Career Executive Service (CES) Conference	November 14 To 16, 2018
35. Mandatory Continuing Legal Education (MCLE) Compliance Program	November 23 To 24, 2018 And December 07 To 08, 2018
36. Workshop on Enhancement of the Regulatory Framework for the Establishment of a National Online Alternative Dispute Resolution.	December 5-7, 2018
37. GSIS-General Assembly for Electronic Remittance File (ERF) Handlers	December 05, 2018

IN-HOUSE TRAINING

Trainings Attended	Date
1. FY 2017 Year End Reconciliation and Closing of the Books of Accounts	January 15-19, 2018
2. Updating of CDRA AND GIS Training Modules for the Preparation of a CLUP (in coordination with UNHabitat and GIZ)	January 15-19, 2018
3. HLURB Planners Forum	June 18-22, 2018
4. HLURB Legal Forum	July 24-27, 2018
5. LUZIS Training Workshop on Remote Sensing and its Application to Land Use Monitoring	September 17-20, 2018
6. Capability Building for HLURB Regional Technical Staff and Monitors	October 15-17, 2018
7. UN-Habitat BCRUPD Project "Training on Climate-Resilient Urban Design, Module 2"	November 20-22, 2018

FOREIGN TRAINING

SEMINAR/CONFERENCES ATTENDED	Date
1. Joint V-LED ASIA and UN-Development Account Regional Workshop "Enhanced National Urban Policies and Vertical Integration: Governance-Capacities-Finance, Kuala Lumpur, Malaysia	February 03 to 7, 2018
2. Ninth Session of the World Urban Forum with the theme "Implementing the New Urban Agenda", Kuala Lumpur, Malaysia	Feb 7-13, 2018
3. 3-Week Course: Green Cities for Eco-Efficiency (Green Cities) HIS Erasmus University, Rotterdam, Netherlands	April 8-29, 2018
4. International Development Cooperation Capacity Building Program, Seoul Korea,	May 13-19, 2018
5. International Field Exposure : Learning Exchange on Designing Urban Resilience under the Climate Resiliency in Urban Planning and Design Project of the PDG Building Climate Resiliency Through Urban Plans and Designs	July 3-6, 2018

HLURB EDUCATIONAL SUPPORT PROGRAM

TYPE OF SCHOLARSHIP/ DURATION

DATE

Bar Review (Partial Scholarship-Full Official Time)

June 1 –
November 30,
2018

I.2 Financial Resources

The budget of the Board for CY 2018 was Five Hundred Fifty Six Million Three Hundred Fifty Five Thousand Pesos (P556,355,000) broken down as follows:

GAA:

General Fund	P232, 841,000
Special Account in the General Fund 151	
CNAI	5,282,000
MOOE	109,028,000
Capital Outlay	163,699,000
Automatic Appropriation	
RLIP	20,719.000
Miscellaneous Personnel Benefits Fund	
Performance Based Bonus	7,302,000
Terminal Leave Pay	17,484,000
Total	556,355,000

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF FINANCIAL POSITION
ALL FUNDS
AS AT DECEMBER 31, 2018

A S S E T S	Note	2018	2017
Current Assets			
Cash and Cash Equivalents	4	1,631,155,988.55	1,558,219,826.17
Receivables	5	12,232,675.29	14,249,487.52
Inventories	6	3,462,355.32	3,198,268.54
Other Current Assets	7	229,702.06	90,277.08
Total Current Assets		1,647,080,721.22	1,575,757,859.31
Non-current Assets			
Property, Plant and Equipments	8	1,015,243,985.08	673,344,527.41
Intangible Assets	9	9,190,648.49	3,900,212.41
Other Non-Current Assets	7	55,730,898.30	101,529,056.65
Total Non-current Assets		1,080,165,531.87	778,773,796.47
Total Assets		2,727,246,253.09	2,354,531,655.78
LIABILITIES			
Current Liabilities			
Financial Liabilities	10	3,276,836.20	43,296,711.96
Inter-Agency Payables	11	8,470,694.18	7,609,485.09
Deferred Credits/Unearned Income	5.2	80,830.00	-
Total Current Liabilities		11,828,360.38	50,906,197.05
Non-Current Liabilities			
Trust Liabilities	12	213,845,672.79	170,155,127.37
Other Payables	13	198,193.99	203,970.36
Total Non-Current Liabilities		214,043,866.78	170,359,097.73
Total Liabilities		225,872,227.16	221,265,294.78
Total Assets less Total Liabilities		2,501,374,025.93	2,133,266,361.00
NET ASSETS / EQUITY			
Accumulated Surplus/Deficit		2,501,374,025.93	2,133,266,361.00
Total Net Assets/Equity		2,501,374,025.93	2,133,266,361.00

This statement should be read in conjunction with the accompanying notes.

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF FINANCIAL PERFORMANCE
ALL FUNDS
FOR THE YEAR ENDED DECEMEBR 31, 2018

	<u>Note</u>	<u>2018</u>	<u>2017</u>
Revenue			
Service and Business Income	14	491,144,406.99	426,435,228.82
Total Revenue		<u>491,144,406.99</u>	<u>426,435,228.82</u>
Less: Current Operating Expenses			
Personnel Services	15	280,068,069.02	264,777,576.44
Maintenance and Other Operating Expenses	16	108,251,748.00	112,021,332.20
Non-Cash Expenses	17	10,510,790.05	11,622,171.25
Total Current Operating Expenses		<u>398,830,607.07</u>	<u>388,421,079.89</u>
Surplus (Deficit) from Current Operations		92,313,799.92	38,014,148.93
Net Financial Assistance/Subsidy	18	280,186,033.49	268,642,058.80
Miscellaneous Income	19	83,236.95	11,691.20
Losses	20	(429,083.17)	(33,584.60)
Surplus (Deficit) for the period		<u>372,153,987.19</u>	<u>306,634,314.33</u>

This statement should be read in conjunction with the accompanying notes

HOUSING AND LAND USE REGULATORY BOARD
COMPARATIVE STATEMENT OF CHANGES IN NET ASSETS/EQUITY
ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

	Accumulated Surplus/(Deficit)	
	<u>2018</u>	<u>2017</u>
Balance at January 1	2,133,266,361.00	1,821,460,439.42
Add/(Deduct)		
Changes in Accounting Policy		
Prior Period Errors	(3,378,487.56)	5,596,458.65
Other Adjustments	(592,532.18)	-
Restated Balances (See Pre-Closing Trial Balance)	<u>2,129,295,341.26</u>	<u>1,827,056,898.07</u>
Changes in Net Assets/Equity for Calendar Year		
Adjustment of Net Revenue recognized directly in Net Assets/Equity		
<i>Closing of Cash - Treasury/Agency Deposit - Regular</i>	(57,672.87)	(404,971.75)
Surplus/(Deficit) for the Period	<u>372,153,987.19</u>	<u>306,634,314.33</u>
Total Recognized Revenue and Expenses for the Period	372,096,314.32	306,229,342.58
Others	<u>(17,629.65)</u>	<u>(19,879.65)</u>
Balance at December 31	<u>2,501,374,025.93</u>	<u>2,133,266,361.00</u>

HOUSING AND LAND USE REGULATORY BOARD
STATEMENT OF CASH FLOWS
ALL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2018

	<u>Note</u>	<u>2018</u>	<u>2017</u>
Cash Flows From Operating Activities			
Cash Inflows			
Receipt of Notice of Cash Allocation	21	292,742,173.85	286,273,906.72
Collection of Income/Revenues	14	493,202,831.54	423,910,920.82
Collection of Receivables	22	12,031.44	17,801.18
Receipt of Inter-Agency Fund Transfers	23	18,480,000.00	11,110,224.00
Receipt of Trust Liabilities	24	24,611,929.87	56,640,264.10
Other Receipts	24	100,187.98	372,764.43
Adjustments		-	1,100.36
Total Cash Inflows		829,149,154.68	778,326,981.61
Cash Outflows			
Remittance to National Treasury		143,809.11	107,483.20
Payment of operating expenses	25	281,180,764.82	266,609,520.68
Purchase of Inventories		2,816,956.53	2,542,568.37
Grant of Cash Advances		69.18	200.00
Prepayments	26	319,258.75	256,212.63
Payment of Prior Year's Accounts Payable		478,995.80	122,195.30
Remittance of Personnel Benefit Contributions and Mandatory Deductions	27	103,906,034.57	93,429,141.94
Release of Inter-Agency Fund Transfers	28	17,819,890.51	9,538,483.10
Payment from Trust Liabilities/Fund Transfers	29	14,995,520.84	5,538,405.48
Adjustments	30	26,900,790.02	58,238,419.93
Total Cash Outflows		448,562,090.13	436,382,630.63
Net Cash Provided by (Used in) Operating Activities		380,587,064.55	341,944,350.98
Cash Flows from Investing Activities			
Cash Inflows			
Proceeds from Sale/Disposal of Property, Plant and Equipment		7,321.00	56,487.23
Total Cash Inflows		7,321.00	56,487.23
Cash Outflows			
Purchase/Construction of Property, Plant and Equipment	31	301,286,795.14	258,758,802.38
Purchase of Intangible Assets	32	6,371,428.03	-
Total Cash Outflows		307,658,223.17	258,758,802.38
Net Cash Provided by (Used in) Investing Activities		(307,650,902.17)	(258,702,315.15)
Increase(Decrease) in Cash and Cash Equivalents		72,936,162.38	83,242,035.83
Effects of Exchange Rate Changes on Cash and Cash Equivalents			
Cash and Cash Equivalents, January 1,		1,558,219,826.17	1,474,977,790.34
Cash and Cash Equivalents, December 31		1,631,155,988.55	1,558,219,826.17

Directory of Officials and Key Positions:

The Hon. EDUARDO D. DEL ROSARIO
Chair, Housing and Urban Development Coordinating Council
15th Floor Banco De Oro Bldg., Paseo de Roxas, Makati City

FULL TIME COMMISSIONERS

Atty. LLOYD CHRISTOPHER A. LAO
Chief Executive Officer and Commissioner
Housing and Land Use Regulatory Board,
Sunnymede IT Center
1614 Quezon Avenue, West Triangle, Quezon City
Tel. Nos. 924-33-78

Supervising Commissioner for:
Board Secretariat (BS)
Policy Development Group (PDG)
Information Communication and Technology Division (ICTD)
Public Assistance Center (PAC)
Southern Tagalog Region Field Office – STRFO
Central Visayas Region Field Office - CVRFO

Atty. RIA CORAZON A. GOLEZ-CABRERA
Commissioner
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Commissioner

Atty. MELZAR P. GALICIA
Commissioner
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Sunnymede IT Center
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Supervising Commissioner for:
Plans and Programs Group (PPG)
Legal Services Group
Appeals Review Group (ARG)
Finance Division (FD)
Administrative Division (AD)
Homeowners Associations (HOA)
Northern Luzon Region Field Office (NLRFO)
Northern Tagalog Region Field Office (NTRFO)
Bicol Region Field Office (BRFO)
Western Visayas Region Field Office (WVRFO)
Southern Mindanao Region Field Office (NMRFO)
Northern Mindanao Region (NMR)
Expanded National Capital Region (ENCR)

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Central Office Operations

Group/Division	Group/Division Head	Contact Numbers	Email address
Administrative Division	Lualhati C. Francisco Chief Administrative Officer	924-33-65	hrrmd@hlurb.gov.ph
Finance Division	Marizel B. Correos Chief Accountant	924-34-74	fd@hlurb.gov.ph
Information Communication Technology Division	Runel B. Taningco Officer-in-Charge, ICTD	927-2698 927-2731	ictd@hlurb.gov.ph
Board Secretariat	Charito Bunagan Lansang Board Secretariat	(632) 373-1811 local 1028	bdsec@hlurb.gov.ph
Appeals Review Group	Maria Luisa G. Pangan Head, ARG	924-3371	arg@hlurb.gov.ph
Legal Services Group	Reuben U. Zabala Officer-in-Charge, LSG	(632) 373-1811 local 1007	lsg@hlurb.gov.ph
Policy Development Group	Nora L. Diaz Head, PDG	929-7798 9243386	pdg@hlurb.gov.ph
Plans and Programs Group	Marissa R. Felizardo Officer-in-Charge, PPG	924-33-89	ppg@hlurb.gov.ph

Regional Operations

REGION	REGIONAL FIELD OFFICER	CONTACT NUMBERS	EMAIL ADDRESS	WEBSITE
Northern Luzon Region(CAR, I, II) Leonard Wood Road, Botanical Garden, Baguio City	Atty. Arturo M. Dublado Regional Officer	(074) 442-5338	nlr@hlurb.gov.ph	http://nlr.hlurb.gov.ph/
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	Atty. Roberto Mauro Miguel T. Palma Gil Regional Officer	(045) 963-7376 (045) 861-2665	ntr@hlurb.gov.ph	http://ntr.hlurb.gov.ph/
National Capital Region(Metro Manila, Rizal) 2nd Flr., HLURB Bldg., Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City	Atty. Norman Jacinto P. Doral Officer-in-Charge	(02) 924-6658 - <i>Permits, Registration and Licensing</i> (02) 924-6658 - <i>Planning</i> (02) 926-1065 - <i>Adjudication</i> (02) 924-6660 - <i>Monitoring</i> (02) 920-3500 - <i>Records</i> (02) 929-8869 - <i>HOA</i>	ncr@hlurb.gov.ph	http://encr.hlurb.gov.ph/
Southern Tagalog Region(IV-A, IV-B) Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	Atty. Richard L. Manila Regional Officer	(049) 502-9751 (049) 502-9822	str@hlurb.gov.ph	http://str.hlurb.gov.ph/
Bicol Region (V) 3rd Floor Tyler Bldg., Rizal St., Legazpi City	Atty. Raymundo A. Foronda Acting Regional Officer	(052) 481-1622 (052) 480-6678	br@hlurb.gov.ph	http://br.hlurb.gov.ph/

Western Visayas Region(VI) WVR INJAP Bldg., Diversion 2011 Diversion Road, Mandurriao, Iloilo City	Atty. Melchor M. Calopis Acting Regional Officer	(033) 321-6177 (033) 501-8202	wvr@hlurb.gov.ph	http://wvr.hlurb.gov.ph/
Central Visayas Region(VII, VIII) Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City	Engr. Francis D. Ordeniza Regional Officer	(032) 254-4564 (032) 418-7990	cvr@hlurb.gov.ph	http://cvr.hlurb.gov.ph/
Northern Mindanao Region(IX, X, XIII) 3rd Floor, Dupoint Bldg., Velez-akut Street, Cagayan De Oro City	Atty. Dunstan T. San Vicente Regional Officer	(088) 856-5088 (088) 272-1466	nmr@hlurb.gov.ph	http://nmr.hlurb.gov.ph/
Southern Mindanao Region (XI, XII) GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City	Dir. Charito A. Raagas Regional Officer	(082) 222-2895 (082) 225-3875	smr@hlurb.gov.ph	http://smr.hlurb.gov.ph/